

CARMEL VALLEY COMMUNITY PLANNING BOARD
MEETING MINUTES
7 p.m., 23 August 2012

Carmel Valley Library, Community Room
3919 Townsgate Drive, San Diego, CA 92130

CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Excused	Absent
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. Steven Ross	Neighborhood 4/4A	X		
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6	X		
6. VACANT	Neighborhood 7			
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9		X	
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. VACANT	Pacific Highlands Ranch, District 12			
13. Jill McCarty	Business Representative		X	
14. Victor Manoushakian	Business Representative		X	
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Rodney Hunt	Investor Representative		X	

APPROVAL OF MINUTES—26 July 2012

Minutes amended. Harvey motioned to approve minutes as amended, seconded by Lokanc. Motion was approved, 12-0-1.

CONSENT AGENDA

Chair White announced that item #1 on the Information Agenda, a presentation by Sudberry Properties would not be heard. He then proposed moving item #2 on the Action Agenda, San Diego Corporate Center's sign, the Consent Agenda. Clews motioned to approve and it was seconded by Lokanc. Motion was approved, 12-0-1.

1. **San Diego Corporate Center:** Consider approval of a silver color for inclusion into the SDCC's sign guidelines. This will allow a pre-approved 3 paint color palette for signage.
 - Applicant - Marie Pettitt, SDCCMotion to approve was made by Clews, seconded by Novak, Unanimous approval 12-0-1
2. Hollie Kahn was appointed as the Neighborhood 4/4A representative.

PUBLIC COMMUNICATION

Ken Farinsky announced that San Dieguito School District backed down on the installation of cell phone towers at Canyon Crest Academy.

Elizabeth Schreiber, with Donahue Schreiber, announced construction has begun on a new Mexican restaurant in Del Mar Highlands Town Centre called Casa Solemar. An additional 96 parking stalls have been added to the shopping center as well.

John Dautel reported on installation of new stop signs at Worsch Way and Del Mar Trails Road and added that noise has increased. He is concerned that requirements for education and enforcement of the stop sign installation were not met. Mel Millstein said he would work with police and school district to help with education and awareness.

Marcela Escobar-Eck reported that One Paseo public comments are still being reviewed and Kilroy should be ready to present the revised plan in a few months.

Chair White received a letter from the City of San Diego, stating that the width of El Camino Real needs to be reduced, for a reason unknown. Millstein and Chair White will follow up with the City and request more information.

ANNOUNCEMENTS

None.

WRITTEN COMMUNICATIONS

None.

COMMUNITY PLANNER REPORT

None.

COUNCIL DISTRICT ONE REPORT

Mel Millstein reported that the City of San Diego won the bid for operations of the Miramar Landfill, which will save the city a large sum of money. Connect to Careers event will take place this Saturday at Golden Hall. The event is free to the public and will feature 40-50 exhibitors.

The Gonzalez Park reimbursement agreement has been executed. Millstein was hopeful that the next process will be a smoother one.

He reported that the stop signs on Del Mar Trails Road have been installed and vowed to make sure there will be police monitoring.

He announced that the Polo Club RFP is planned to go out in May; construction to begin in 2014.

Ken Farinsky commented that the Solana Highlands area visibility is much greater, after the fence was moved back.

MAYOR'S REPORT

No report/no representative present.

COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3

Sachiko Kohatsu reported on the first case of West Nile in San Diego County and advised not to leave standing water and wear bug repellent or long clothes when outdoors around sunset.

A drug drop box for expired prescription drugs is now in place at the County admin center. The Citrus Psyllid bug is contaminating trees in the region and the public is advised not to share citrus with neighbors.

STATE ASSEMBLY REPORT, DISTRICT 75

No report/no representative present.

INFORMATION AGENDA

1. **San Diego Corporate Center:** Consider approval of a silver color for inclusion into the SDCC's sign guidelines. This will allow a pre-approved 3 paint color palette for signage.
 - Applicant - Marie Pettitt, SDCCItem moved to Consent Agenda.

2. **Kaisi-Taylor Morrison:** Presentation of proposed residential development in PHR.
 - Applicant - Randi Coopersmith, Latitude 33

Randi Coopersmith presented concepts for a proposed residential development in PHR. The project is centrally located in an area that has stayed strong during the drop in the real estate market. The development is proposed to include 86 single family units, American style, on 26 net acres with forward access points. The streets within the development will be public as opposed to private.

The site plan has not yet been submitted to the city but will likely be submitted in late September early October. Coopersmith was confident the plan is consistent with the PHR subarea plan. Harvey inquired about the affordable housing units' access to PHR. He explained that they will have to access the frontage road to access the town center. Novak asked Coopersmith to describe "peripheral residential", which he described as 5-9 units per acre. Rick Newman asked why the project would want to provide a connection to adjacent neighborhoods. Coopersmith replied that the subarea plan requires them to make these connections.

Moore asked Coopersmith to clarify the elevation difference between homes. They will be varied and the planners are talking with Caltrans about the possibility of a sound wall.

Kashani stated that Pardee's parcel to the north is developable with units; but the map shows it marked with green, which is misleading.

Clews and White commented on the location of affordable housing. Harvey commented that the new board members may not be aware of the work with development in PHR and asked Ranu to provide an overview of the subarea plan and its goals.

Coopersmith expressed desire for affordable housing to be on site. Clews thought this was a bad idea. Coopersmith explained that the aesthetic would be low scale, natural materials and native plants. White stressed that projects in PHR were to be new in thinking and design and he hoped that this project would be consistent with that vision.

The audience comment expressed support of the project concepts and liked the idea of public streets and this housing type in PHR.

ACTION AGENDA:

1. **Steven Opp:** Sought approval from the council to build on a 2 acre parcel near Derby Downs.
 - Applicant – Steve Opp

Steve Opp presented concepts to the Board for construction of a home on a 2 acre parcel near Derby Downs. The designs and planning are completed and Opp showed the Board the site plans. He explained that he was mindful of the neighbors while designing and that 70% of the land will still be open. The driveway was designed to enable cars to safely enter and exit the property without having to back up into the street. Opp has only received one phone call from neighbors after sending information to the neighboring properties about construction. He will be back next month to formally present.

2. **DMSEF:** Consideration of proposed Carmel Valley 5K and Fun Run (1st annual) on December 8, 2012.

- Applicant - Katie Wilsey, DMSEF

Wilsey is a runner in the community that wants to organize a 5K fun run to raise money for local schools. Wilsey has already begun planning for the race and has met with the city and traffic control. The race is proposed to take place December 8, 2012 at 7:30 am. The city has approved the course and information would be passed out to inform the public and attract participants. The race would be an out and back race, utilizing Carmel Creek Road and CVREP. The number of registered runners would determine number of lanes that would be closed on Carmel Creek Road. A post-race celebration would be held at the school.

Ken Farinsky asked where people would park and whether or not Wilsey had arranged for porta potties. She explained that cars could park in the neighborhood and in the lot at Carmel Del Mar.

Ranu expressed concern for traffic control on CVREP due to the number of weekend users. Wilsey explained that event volunteers would keep people on the trail, avoid damage to wild life and close the trail to bicyclists for the duration of the race. Clews expressed concerns for safety of people running by horses.

Rick Newman motioned to approve, 2nd by Copic. Approved 11-1-0.

4. San Dieguito River Park JPA: Consideration of open-air classroom.

- Applicant - Shawn Anderson,
SDRPJPA

Shawna Anderson presented plans for the construction of an outdoor classroom, which is part of the San Dieguito Lagoon Center Plan. The outdoor classroom would be used for outdoor education opportunities and as a gathering place. Funding for the project is coming from Price and they hope to break ground in the fall. It would be located close to the Coast to Crest Trail. It would be located in an area that would allow for walk-in only and would seat 80-90 people.

Kashani inquired about freeway noise. Anderson explained that some noise is audible but she hopes trees and boulders will help reduce noise.

Chair White inquired about whether or not the classroom will have power/amplification. Anderson explained that it will not have power but portable speakers can be used if necessary. The canopy will be 10-14 feet high and will be constructed from low maintenance materials.

Farinsky asked about security at night. Anderson said they are still thinking of ways to prevent vandalism.

Ranu motioned to approve, 2nd by Lokanc. Unanimous approval 12-0-1.

SUBCOMMITTEE:

SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Jan Fuchs	None	9/1/12 4:30pm
FBA	White	None	None noted
MAD	Rick Newman	None	9/4/12 at 4:30
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/ Policies/Procedures	Clews	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
CVREP	Clews	Finely, Tang houses were torn down Wednesday. Slabs to remain until development comes in. Survey of creek to be done to improve flow.	None noted
San Dieguito River Park	Harvey	None	None noted

Subcommittee	Representative	Report	Next Meeting
Prop 'C' phasing/SR-56 Steering Committee	Ranu	None	None noted
CPC	Moore	Unable to attend last month. This month's meeting is next week.	Next week.
Signage	John Dean	None	None noted
Redistricting	Rick Newman	None	None noted

CHAIR'S REPORT

None.

OLD/ONGOING BUSINESS

None.

NEXT MEETING

Thursday, September 27, 2012, 7 p.m., Carmel Valley Library

ADJOURNMENT

Clews motion to adjourn. Board adjourned at 9:15PM.